

**NOTICE OF COMMUNITY MEETING AND PUBLIC SCOPING MEETING FOR
PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR
THE GOODWILL GENERAL PLAN AMENDMENT AND PLANNED DEVELOPMENT
REZONING CITY FILE NO. GP05-03-05; PDC06-023; PDC06-029**

Location: Goodwill Site
1080 North 7th Street, San Jose, CA 95112 (Location map on reverse)
Date: Tuesday, June 27, 2006
Time: 6:30 p.m. – 8:30 p.m.

Dear Neighbor,

William Lyon Homes, Inc./DAL Properties, LLC., the Office of Vice Mayor Cindy Chavez, and City of San José Planning Services Division staff would like to invite you to a community meeting on a development proposal on an approximately 23-acre site between North 7th and North 10th Streets bounded by Commercial and Hedding Streets (922 and 1080 North 7th Street and 999 and 1045 North 10th Street). The proposal consists of a General Plan amendment (GP05-03-05) to change the Land Use/Transportation Diagram designation of the San José 2020 General Plan from *Light Industrial* to *High Density Residential (25-50 Dwelling Units per Acre)* and Planned Development Rezoning from the LI, Light Industrial Zoning District and R-M, Multiple-Family Residential Zoning District to the A (PD) Planned Development Zoning District to allow up to 420 single-family attached residences on approximately 15.91-acres (PDC06-023) and up to 372 single-family attached residences on approximately 5.67-acres (PDC06-029).

Your participation at this early stage of the planning process will help us analyze the proposals. If you have any questions before the meeting, please contact:

Applicants:

Kevin Ebrahimi, William Lyon Homes, Inc.
Phone: (408) 201-7705
E-mail: Kevin.ebrahimi@lyonhomes.com

Mark Lazzarini, DAL Properties, LLC.
Phone: (408) 298-9302
E-mail: mlazzarini@dalpropertiesllc.com

City of San Jose

Planning Services Division:

Project Manager: Allen Tai
Phone: (408) 535-7866
Email: Allen.Tai@sanjoseca.gov

The meeting will consist of three parts:

Community Meeting: The first part of the meeting will be an introduction to the proposals. The applicant will present an overview of the project, and City staff will explain the application review process. There will also be an open forum for questions and comments.

Public Scoping Meeting: The second part of the meeting will serve as an Environmental Impact Report (EIR) public scoping meeting for City staff to describe the environmental review process, and to obtain your input on the EIR analysis for the proposal. You are invited to comment on the scope of the EIR so that it addresses all relevant environmental issues. Comments and questions regarding the EIR should be referred to Michael Rhoades at (408) 535-7821 or michael.rhoades@sanjoseca.gov.

Muốn biết tin tức bằng tiếng Việt Nam về tờ thông tin này, xin quý vị liên lạc Trung Nguyen ở số (408) 535-7883.

Para información en Español acerca de esta solicitud, comuníquese con Rodrigo Orduña al (408) 535-7890.

Announcements: The third part of the meeting will be an announcement of possible offsetting improvements that are to be installed by the developer within the Jackson-Taylor Community Improvement Zone because the proposed land use development triggers significant Level of Service impacts to protected intersections at 10th St / Hedding and N. 1st St / Taylor. Comments and questions regarding the offsetting improvements should be referred to Rodrigo Orduña at (408) 535-7890 or rodrigo.orduna@sanjoseca.gov

Project Description:

- a) GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation on an approximately 23-acre site from Light Industrial to High Density Residential (25-50 DU/AC) and
- b) PLANNED DEVELOPMENT REZONING from the LI, Light Industrial Zoning District and R-M, Multiple-Family Residential Zoning District to the A (PD) Planned Development Zoning District to allow up to 420 single-family attached residences on approximately 15.91-acres (PDC06-023) and up to 372 single-family attached residences on approximately 5.67-acres (PDC06-029).

Existing General Plan Designation:

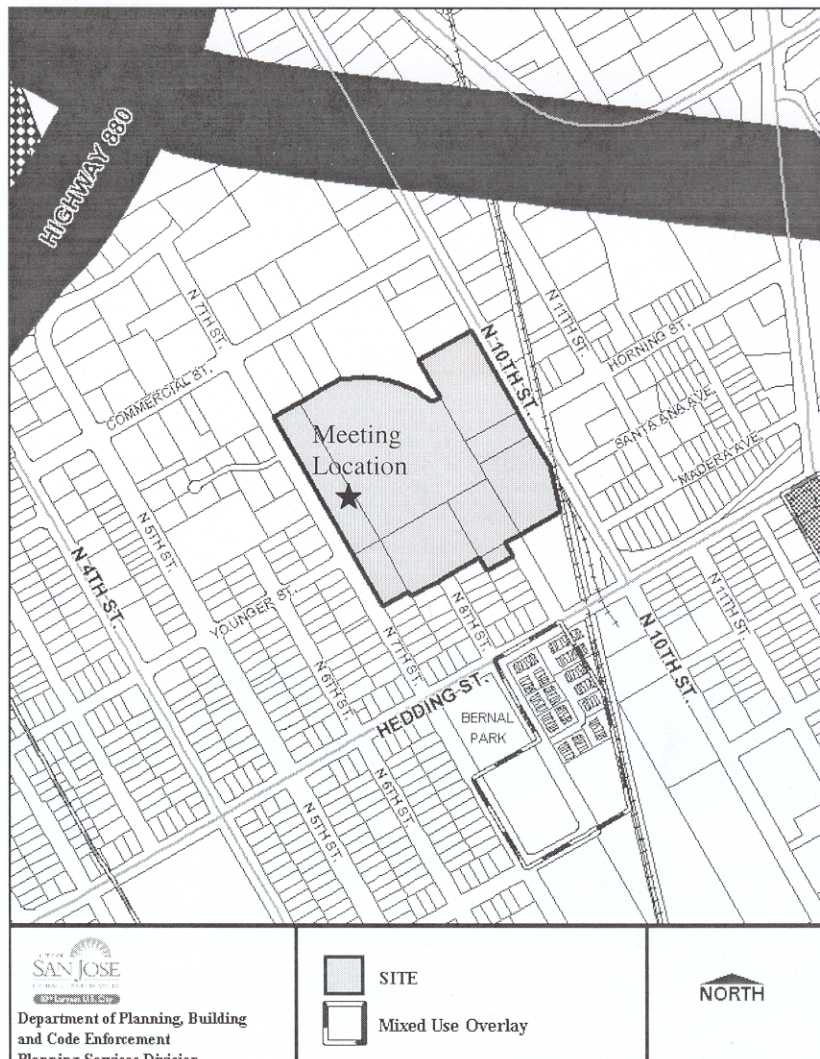
Light Industrial

This land use category is typified by warehousing, wholesaling and light manufacturing. Uses with unmitigated hazardous or nuisance effects are excluded.

Proposed General Plan Designation:

High Density Residential 25-50 Dwelling Units/Acre)

This density is typified by three-to four-story apartments or condominiums over parking. This density is planned primarily near the Downtown Core Area, near commercial centers with ready access to freeways and/or expressways and in the vicinity of the rail stations within the Transit-Oriented Development Corridors Special Strategy Area.



**NOTICE OF PREPARATION
OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)**

For a proposal to 1) Change the site's General Plan Land Use/Transportation Diagram designation from Light Industrial to High Density Residential (25-50 dwelling units/acre), and 2) Rezone the site from LI-Light Industrial and R-M Multiple-Family Residential Zoning districts to A(PD) Planned Development zoning district to allow for the development of up to 800 residential units (see complete project description below).

PROJECT APPLICANTS: William Lyon Homes, Inc. and DAL Properties, LLC

CITY OF SAN JOSÉ FILE NUMBERS: GP05-03-05; PDC06-023; PDC06-029

TAX ASSESSOR'S PARCEL NUMBERS (APNs): 235-14-001, 235-14-002, 235-14-011, 235-15-001, 235-15-002, 235-15-007, 235-15-038, 235-15-040, 235-15-041.

As the Lead Agency, the City of San José will prepare an Environmental Impact Report for the above-referenced project and would like your views regarding the scope and content of the environmental information to be addressed in the EIR. This EIR may be used by your agency when considering approvals for this project. The project description, its location, and a brief summary of potential environmental effects are attached.

According to State law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response, if possible. Please identify a contact person, and send your response to:

City of San José, Department of Planning Building and Code Enforcement
Attention: Michael Rhoades
200 East Santa Clara Street, 3rd Floor
San José, CA 95113-1905
(408) 535-7821
Michael.Rhoades@sanjoseca.gov

Joseph Horwedel
Acting Director of Planning, Building & Code Enforcement


Deputy


Date

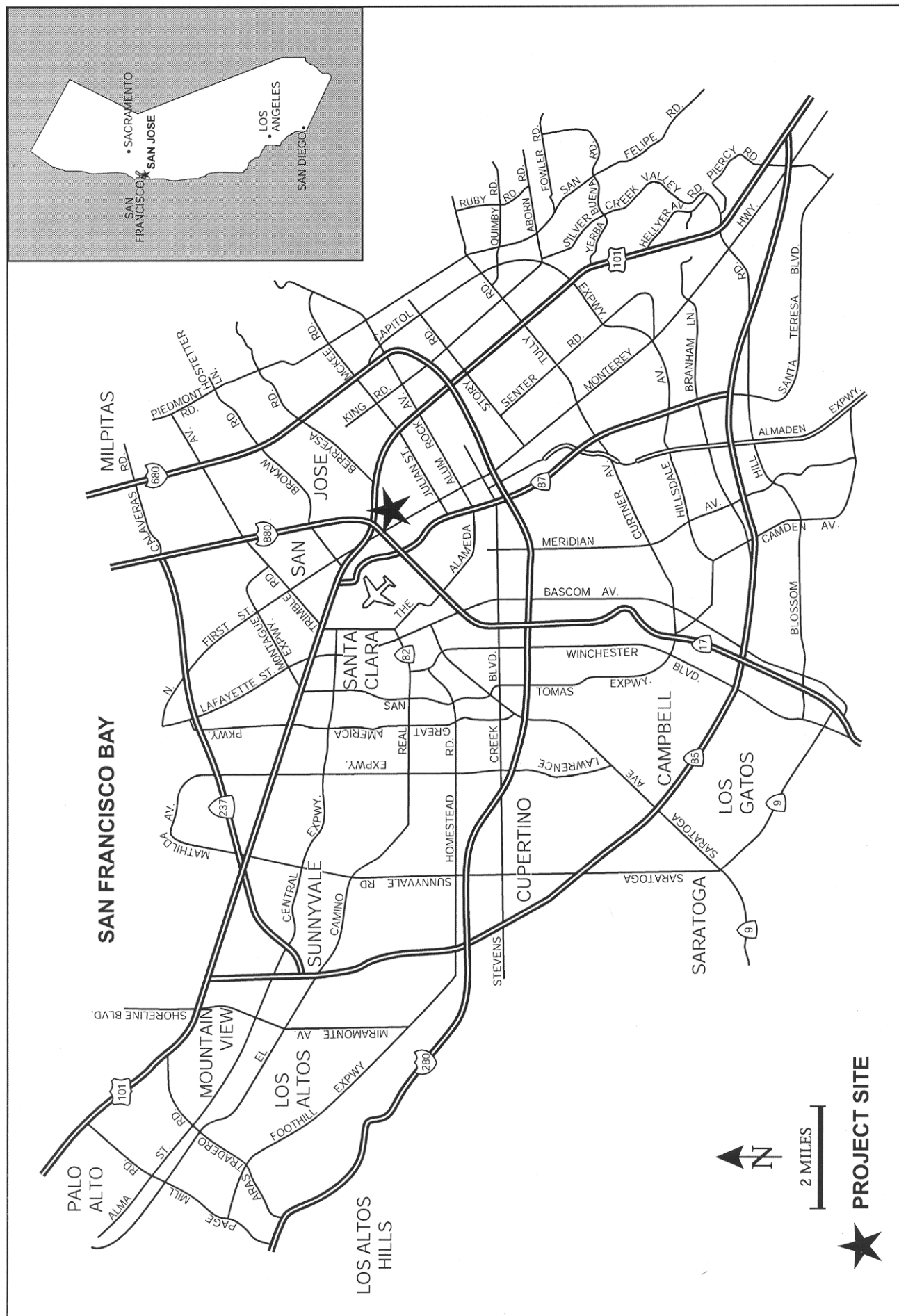
Project Location: 922 and 1080 North 7th Street and 999 and 1045 North 10th Street, San Jose, CA (See attached map).

Project Description: The proposal consists of a General Plan amendment (GP05-03-05) to change the Land Use/Transportation Diagram designation of the San José 2020 General Plan from Light Industrial to High Density Residential (25-50 Dwelling Units per Acre) and Planned Development Rezoning from the LI, Light Industrial Zoning District and R-M, Multiple-Family Residential Zoning District to the A (PD) Planned Development Zoning District to allow up to 420 single-family attached residences on approximately 15.91-acres (PDC06-023) and up to 372 single-family attached residences on approximately 5.67-acres (PDC06-029).

Anticipated Environmental Effects of the Project: The EIR will describe the existing environmental conditions on the project site and will identify the proposed project's potential impacts on the following environmental subject areas:

- Air quality
- Biological resources
- Cultural resources
- Geology and soils
- Hazardous materials
- Hydrology and water quality
- Noise and vibration
- Population and housing
- Transportation (traffic)
- Utilities and services
- Energy
- Availability of public facilities and services
- Alternatives to the project
- Cumulative impacts
- Growth-inducing impacts
- Significant unavoidable impacts
- Significant irreversible environmental changes

Additional subjects may be added at a later date as new information comes to light. Where potentially significant environmental impacts are identified, the EIR will also discuss mitigation measures that may make it possible to avoid or reduce an impact's significance.



REGIONAL MAP

FIGURE 1

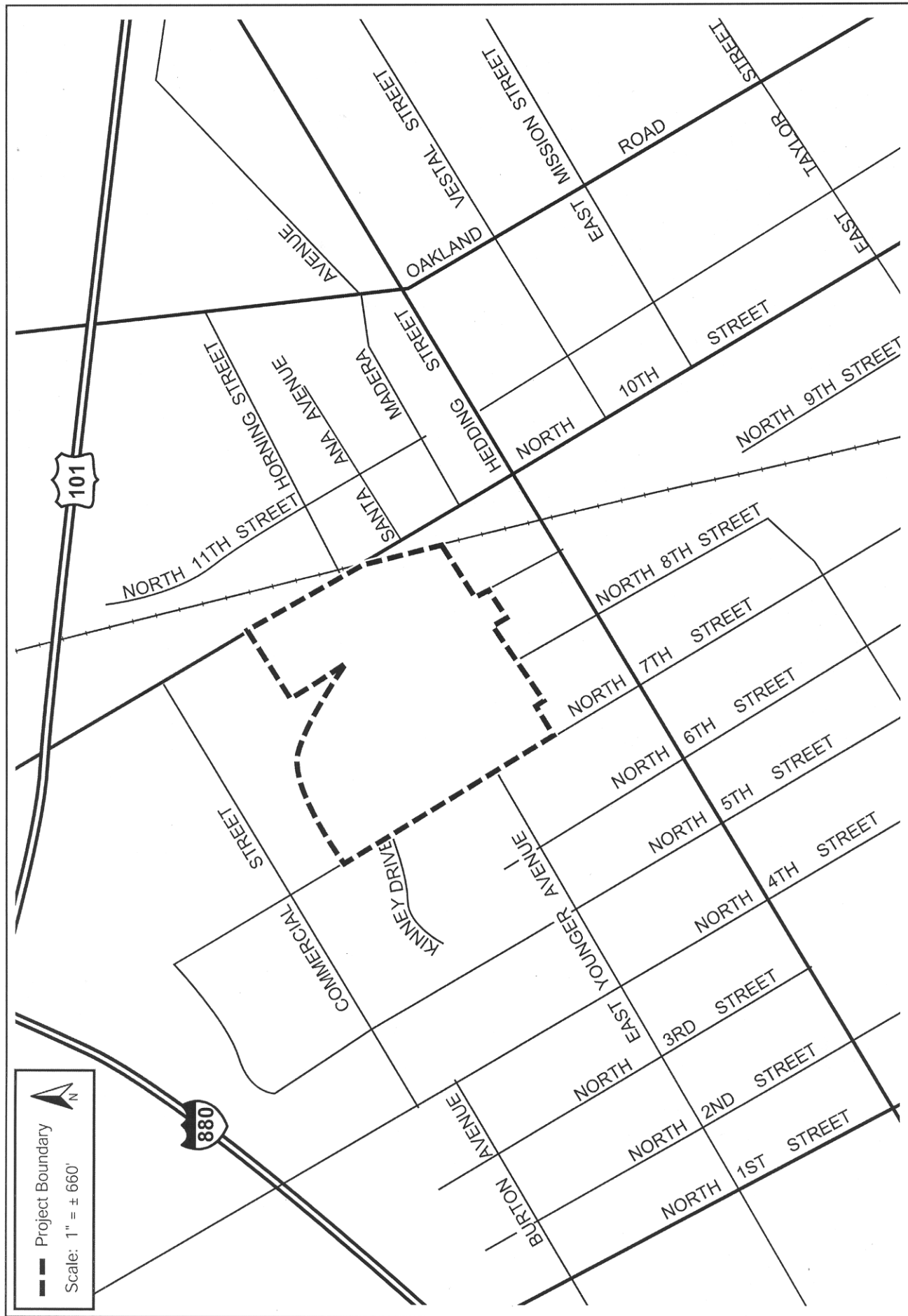


FIGURE 2

VICINITY MAP